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1982
HOUSING INDICATOR REPORT

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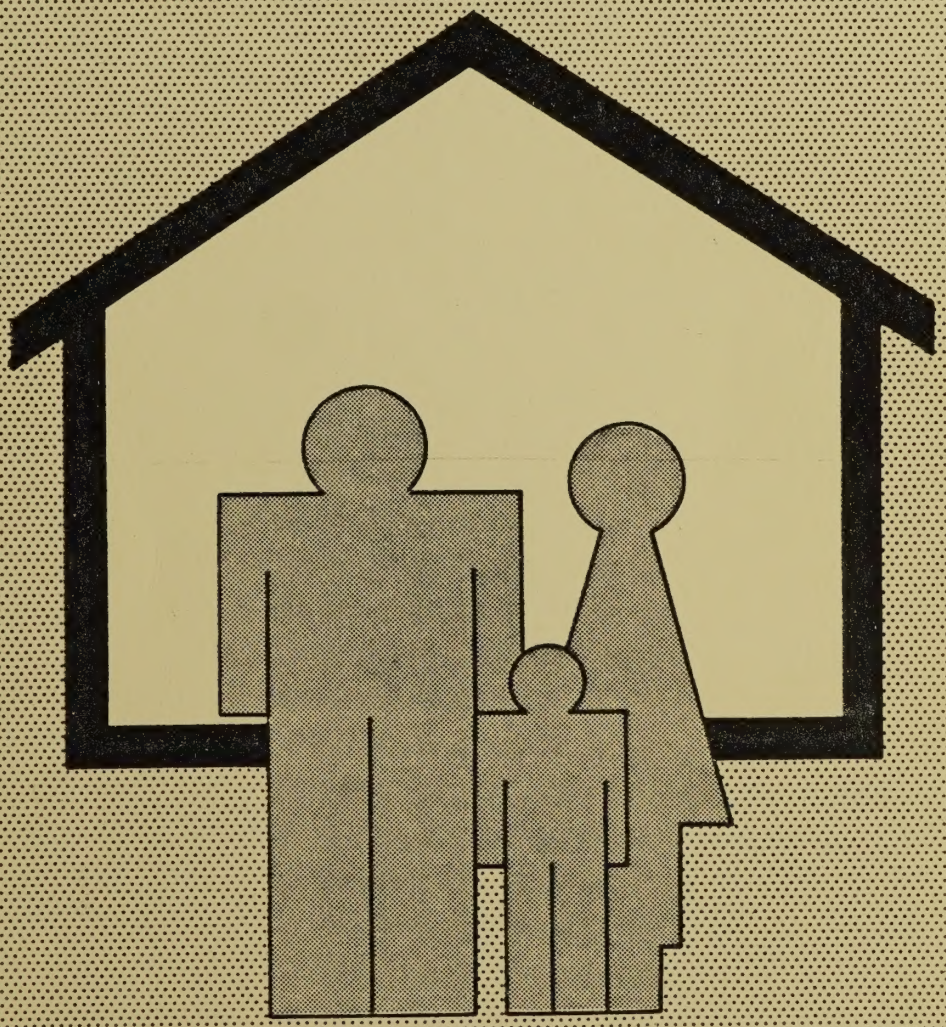

TOWN OF STONEY CREEK
PLANNING DEPARTMENT

FEBRUARY — 1983

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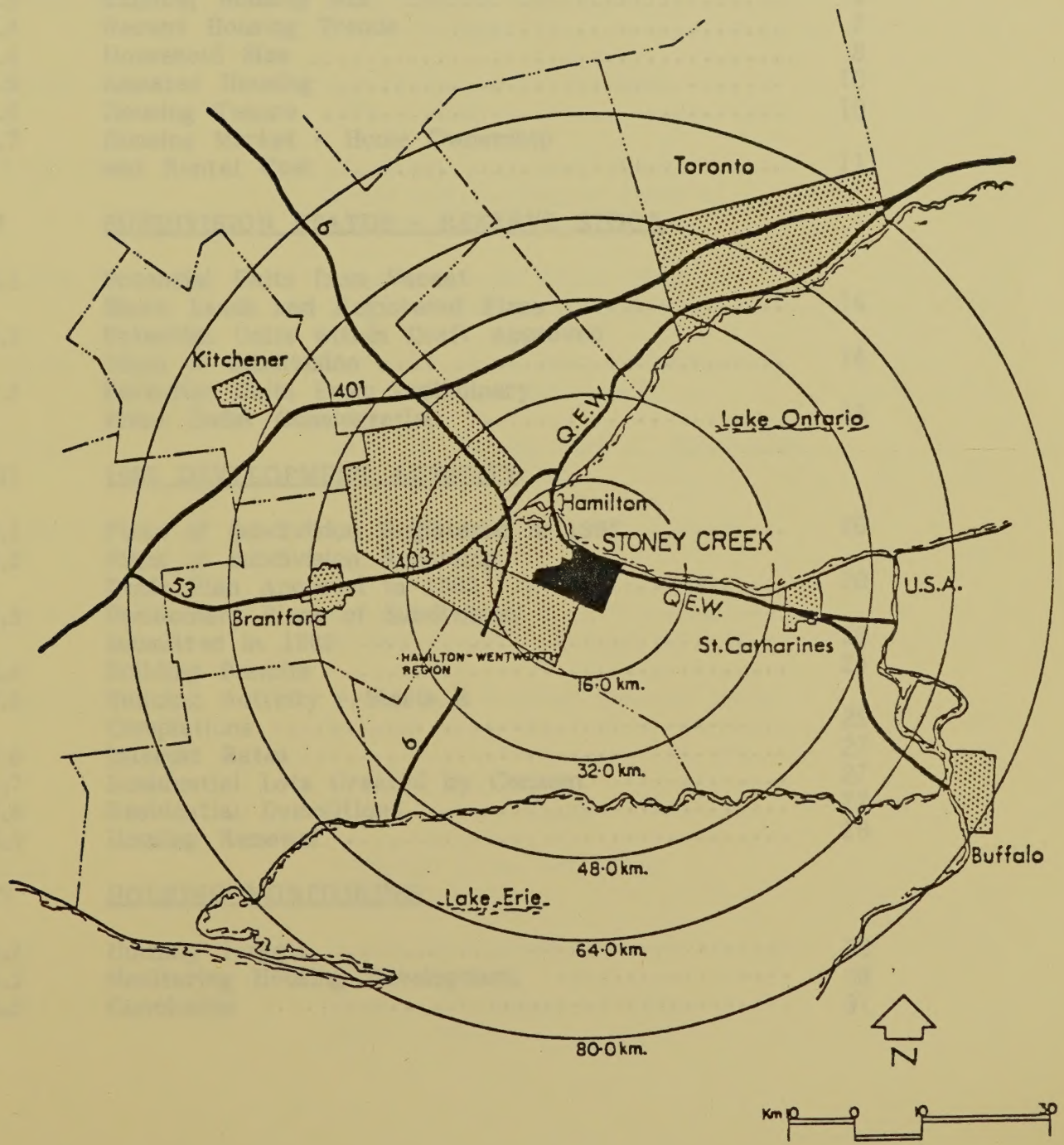
1982
HOUSING INDICATOR REPORT

Prepared By:

Town of Stoney Creek
Planning Department

February , 1983

Location of Stoney Creek



1982 HOUSING INDICATOR REPORT

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SUMMARY OF FINDINGS

1) Between 1981 and 1982 an additional 323 dwelling units were completed in the Town bringing the Town's total number of dwelling units in 1982 to 12,611.

2) The 323 units completed in the Town in 1982 represents a drop of 67 units (17%) from the 390 units completed in the Town in 1981.

3) The Woods, Gordon Housing Study recommended that 425 new units be added on an average annual basis to the Town's housing stock in the short term period (1980-1986). The construction of 323 new units is 24% below the above-noted housing target.

4) The effect of lower interest rates and Governmental financial incentives is expressed in Stoney Creek through an increase in single family dwelling starts towards the end of 1982. Specifically, during the three month period October - December, 1982, 76 single family units were started in the Town as compared to 42 single family units started in the October - December, 1981 period.

5) Housing activity during 1982 was primarily low density residential and one major Senior Citizen apartment complex.

6) The total value of residential construction in the Town based on building permits issued in 1982, was $12,137,900. The 1982 value of residential construction was approximately 14% below the $14.2 million annual average value of residential construction experienced by the Town in the last six years.

7) Total number of units that could be built on vacant block lands and Registered Plans of Subdivision was 4563 as of December, 1982. Of this total, 3131 (69%) constitutes apartment units, 1025 (22%) block and street townhouses, and 407 (9%) single family and semi-detached dwellings.

8) The immediate reserve stock of 407 low density residential units that could be built on vacant block lands and Registered Plans of Subdivision represents approximately one year's supply based on building activity trends in the Town.

INTRODUCTION

The 1982 Housing Indicator Report was prepared as part of the ongoing Housing Monitoring System established by the Town as one of the recommendations included in the Woods, Gordon Housing Study approved by Council on May 13, 1980.

The Housing Indicator Report consists of a detailed information package of housing statistics, including past, present and future housing matters in the Town.

This Study is divided into four sections. The first section refers to existing housing stock in the Town, including general characteristics of existing housing as well as recent housing trends in Stoney Creek. The second section refers to the potential housing stock as determined by the status of the subdivisions within the Town. In particular, this section details the number of units for which building permits are immediately available and also the potential number of units pending in subdivisions not yet registered. It should be noted that this section represents an accumulation of the potential reserve of housing stock over a period of years. The third section of the report details the land development activity which has occured in 1982. This section includes a subdivision and consent status as well as building activity during the year 1982. The fourth section provides an synopsis of land development activity during the year 1982, a review of past housing trends, and future housing targets.

This Report is intended to monitor housing development in the Town as well as to assist developers, builders, commercial and industrial entrepreneurs, students and government agencies in obtaining reliable and up-to-date statistical information about the Town of Stoney Creek's housing picture.

SECTION I EXISTING HOUSING

I EXISTING HOUSING

1.1 PLANNING AREAS & NEIGHBOURHOODS

To provide a logical statistical basis, the Town has been divided into a system of Planning Areas. This system is intended to form a basis for the maintenance of a filing data system incorporating population and housing information, as well as other relevant economic and social data.

The Town was divided into nine "Planning Areas", with each area comprising common geographical, historical, and cultural elements unique to the individual areas. Furthermore, the Town's urban areas have been divided into a series of neighbourhoods.[1] The following is a brief description of the Town's Planning Areas:

OLDE TOWN: an established urban community identified by its significant role as a traditional focal point of the Town.

WESTERN DEVELOPMENT AREA: a developing residential area heavily dominated by single family and semi-detached dwellings. This Planning Area is expected to accommodate a large proportion of new residential development during the near future (1980 - 1986 period).

URBAN LAKESHORE: a developing water-oriented urban community characterized by its accessibility to the Queen Elizabeth Highway and the lakeshore amenities. This area is expected to include predominantly medium to high residential densities.

RURAL LAKESHORE: a rural area intended for uses such as public and private open space, water-oriented recreation facilities, highway and tourist commercial uses and limited residential uses including rural estate development.

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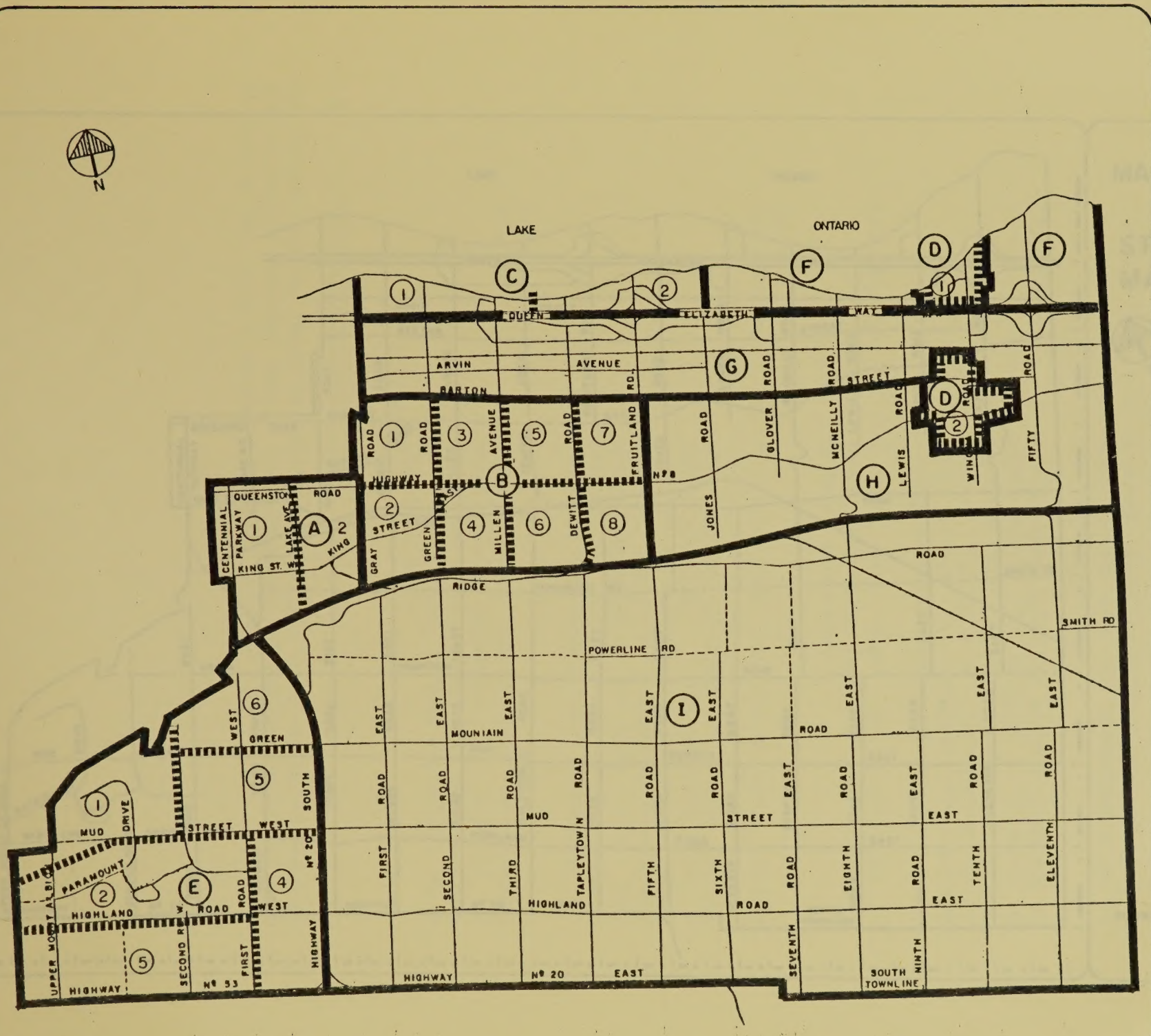
[1] See Map #1 "Planning Areas and Urban Neighbourhoods" on page 3 To further identify the neighbourhoods' boundaries, Map 2 on page 4 shows the Town's major road pattern.



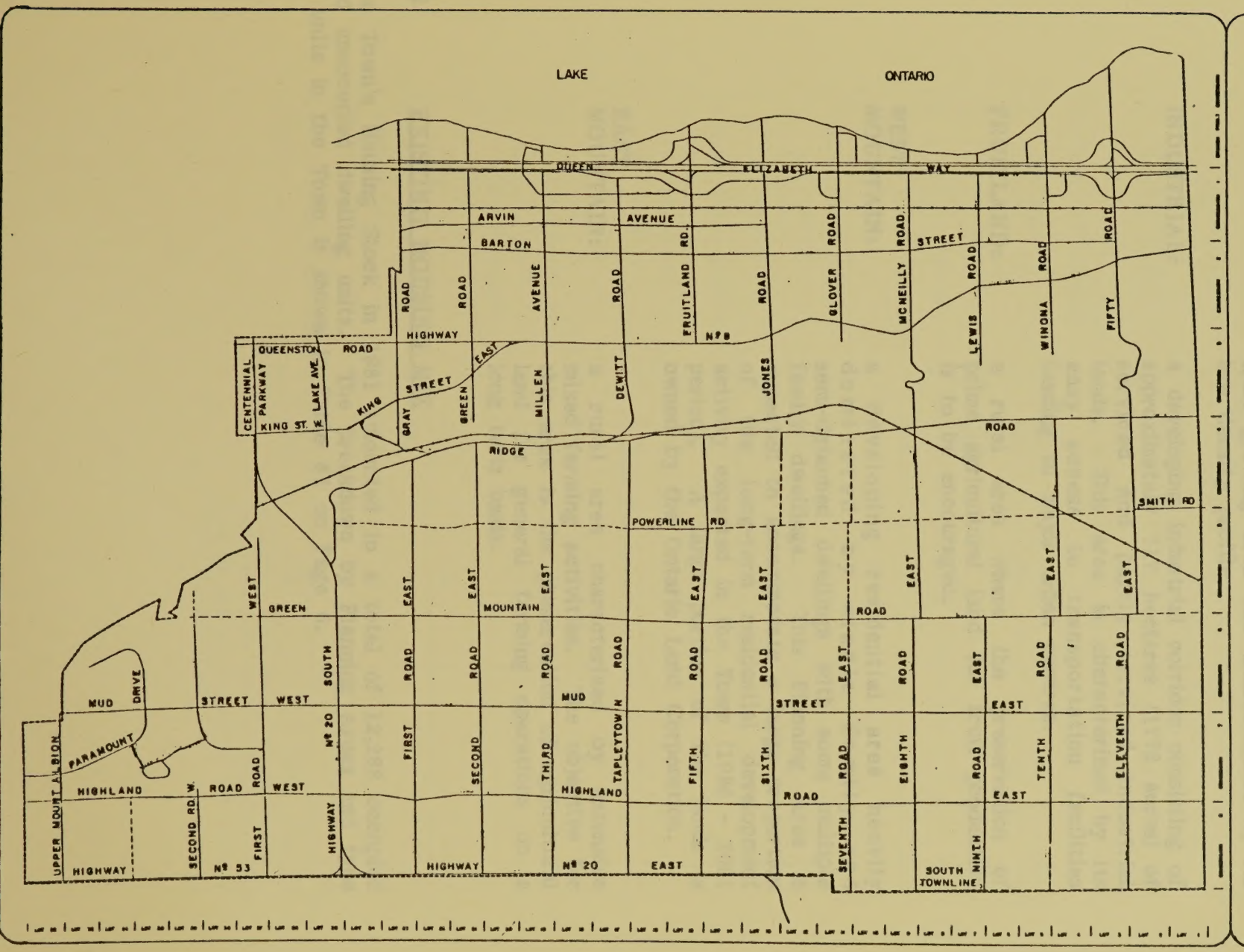
MAP I

Town Of Stoney Creek Planning Areas And Urban Neighbourhoods

A	Olde Town
	1 Battlefield 2 Stoney Creek
B	Western Development
	1 Eastdale 2 Corman 3 Poplar Park 4 South Meadow 5 Guernsey 6 Highway Valley 7 Westmeria 8 DeWitt
C	Urban Lakeshore
	1 Lakeshore 2 Bayview
D	Winona Urban Community
	1 Winona North 2 Winona South
E	West Mountain Area
	1 Albion 2 Valley Park 3 Green Fields 4 Highland 5 Green Mountain South 6 Green Mountain North
F	Rural Lakeshore
G	Industrial
H	Fruitland
I	East Mountain Area

(A) Planning Area

(2) Neighbourhood Area

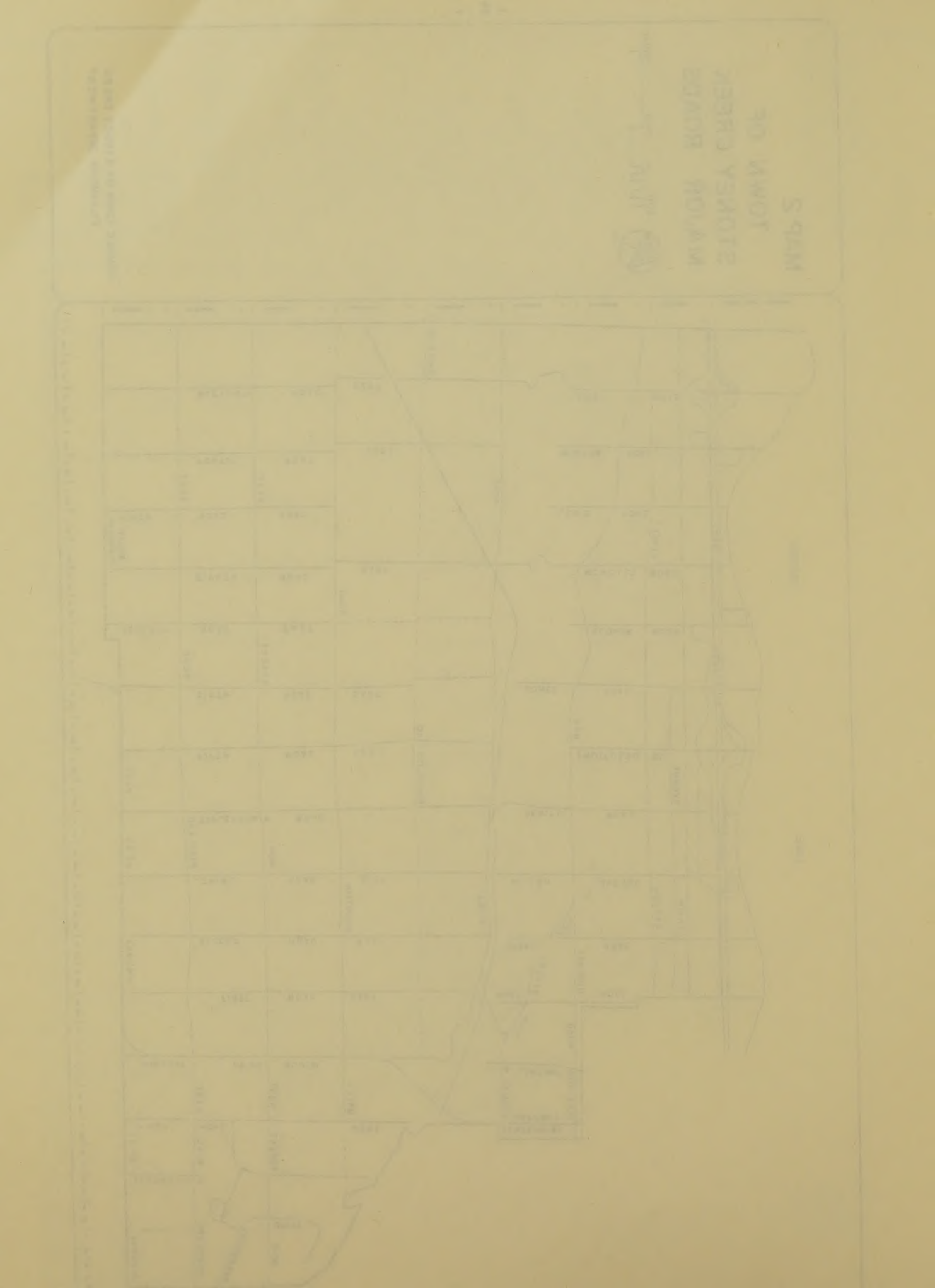


MAP 2
TOWN OF STONEY CREEK MAJOR ROADS

N

500 0 500 1500 m

SOURCE TOWN OF STONEY CREEK
PLANNING DEPARTMENT



WINONA URBAN COMMUNITY: a small urban community surrounded by a fruit growing area and characterized by its low density profile.

INDUSTRIAL: a developing industrial corridor consisting of approximately 717 hectares (1772 acres) of serviced and partly serviced industrial lands. This area is characterized by its easy access to transportation facilities leading to major urban centres.

FRUITLAND: a rural area where the preservation of prime agricultural land for fruit production is to be encouraged.

WEST MOUNTAIN: a developing residential area heavily dominated by single family and semi-detached dwellings with some multiple family dwellings. This Planning Area is expected to accommodate a large proportion of the long-term residential development activity expected in the Town (1986 - 2001 period). A large portion of the lands is owned by the Ontario Land Corporation.

EAST MOUNTAIN: a rural area characterized by extensive mixed farming activities. The objective for this area is the preservation of agricultural land for general farming operations on a long term basis.

1.2 EXISTING HOUSING MIX

The Town's Housing Stock in 1981 amounted to a total of 12,288 occupied and unoccupied dwelling units. The breakdown by Planning Areas and type of units in the Town is shown in Table #1 on Page 6.

TABLE #1

1981 EXISTING
RESIDENTIAL UNITS BY TYPE

Planning Area	Singles & Semi's	Townhouses	Apartments	Total
OLDE TOWN				
1. Battlefield	923	-	1 070	1,993
2. Stoney Creek	998	21	700	1,719
Sub-Total	1,921	21	1,770	3.712
WESTERN DEVELOPMENT				
1. Eastdale	808	-	10	818
2. Corman	584	290	20	894
3. Poplar Park	556	-	7	563
4. South Meadow	618	-	-	618
5. Guernsey	499	-	-	499
6. Highway Valley	409	-	-	409
7. Westmeria	88	-	-	88
8. DeWitt	125	-	-	125
Sub-Total	3,687	290	37	4,014
URBAN LAKESHORE				
1. Lakeshore	131	-	423	554
2. Bayview	112	-	8	120
Sub-Total	243	-	431	674
WINONA URBAN COMMUNITY				
1. Winona North	115	-	-	115
2. Winona South	237	-	10	247
Sub-Total	352	-	10	362
WEST MOUNTAIN				
1. Albion	423	143	-	566
2. Valley Park	866	-	-	866
3. Green Fields	104	-	-	104
4. Highland	136	-	-	136
5. Green Mountain N.	19	-	-	19
6. Green Mountain S.	11	-	-	11
Sub-Total	1,559	143	-	1,702
RURAL LAKESHORE	160	-	-	160
INDUSTRIAL	393	-	-	393
FRUITLAND	563	-	-	563
EAST MOUNTAIN	708	-	-	708
TOTAL	9,586	454	2,248	12,288

Source: 1981 Regional Assessment Data compiled by the Regional Data System and adjusted by the Town's Planning Department.

The breakdown by type of unit of the 1981 housing stock, when compared to the 1976 breakdown, is as follows:

TABLE 2
RESIDENTIAL UNITS BY TYPE - 1976-1981

TYPE OF UNIT	1976		1981	
	NO. OF UNITS	%	NO. OF UNITS	%
Single & Semi	7,558	77	9,586	78
Townhousing	294	3	454	4
Apartments	1,963	20	2,246	18
TOTAL	9,815	100	12,288	100

1.3 RECENT HOUSING TRENDS

The following table shows the Town's existing housing stock for the period 1976-1981.[1]

1976	1977	1978	1979	1980	1981
9815	10,706	11,164	11,643	11,955	12,288

The above information indicates that the Town experienced substantial residential growth since 1976 (2473 new dwelling units). This growth results in an average annual growth rate of 4.2%.

[1]Regional Assessment Data. Information regarding existing residential units corresponds to the year 1981 as information for 1982 is not yet available.

A review of housing production during the period 1976-1981 indicates that there has been a shift in the distribution of dwellings. This shift is illustrated on Map 3, "Change in the Number of Dwelling Units - 1976-1981", on page 9. The areas showing significant gain in the number of residential units are: Albion and Valley Park Neighbourhoods in the West Mountain Area; Lakeshore Neighbourhood in the Urban Lakeshore Area; and, Guernsey and South Meadow Neighbourhood in the Western Development Area.

1.4 HOUSEHOLD SIZE

Between 1976 and 1981 the Town's household size (the average number of persons per occupied dwelling unit) decreased by 0.2 person per unit. The average number of persons per dwelling unit within the Town for the period from 1976 to 1981 was as follows:

1976	1977	1978	1979	1980	1981
3.2	3.2	3.1	3.1	3.1	3.0

The Regional Housing Statement prepared by the Regional Planning and Development Department,[1] indicates that the regional average household size has decreased from 3.0 in 1976 to 2.8 in 1980 and will continue to decrease to 2.5 by the year 2001. The Regional Study also includes a household size projection for each Area Municipality. The projection for the Town of Stoney Creek is as follows: 3.1 for the period 1981 - 1984; 2.9 for the period 1985 - 1996; and 2.8 for the year 2001.

The household size projection for Stoney Creek (higher than the Regional average), seems to be reasonable in view of the large proportion of family households and the young population structure that characterizes the Town of Stoney Creek. Furthermore, the projection is in accordance with the Town's Housing Study approved by Council on May 13, 1980.

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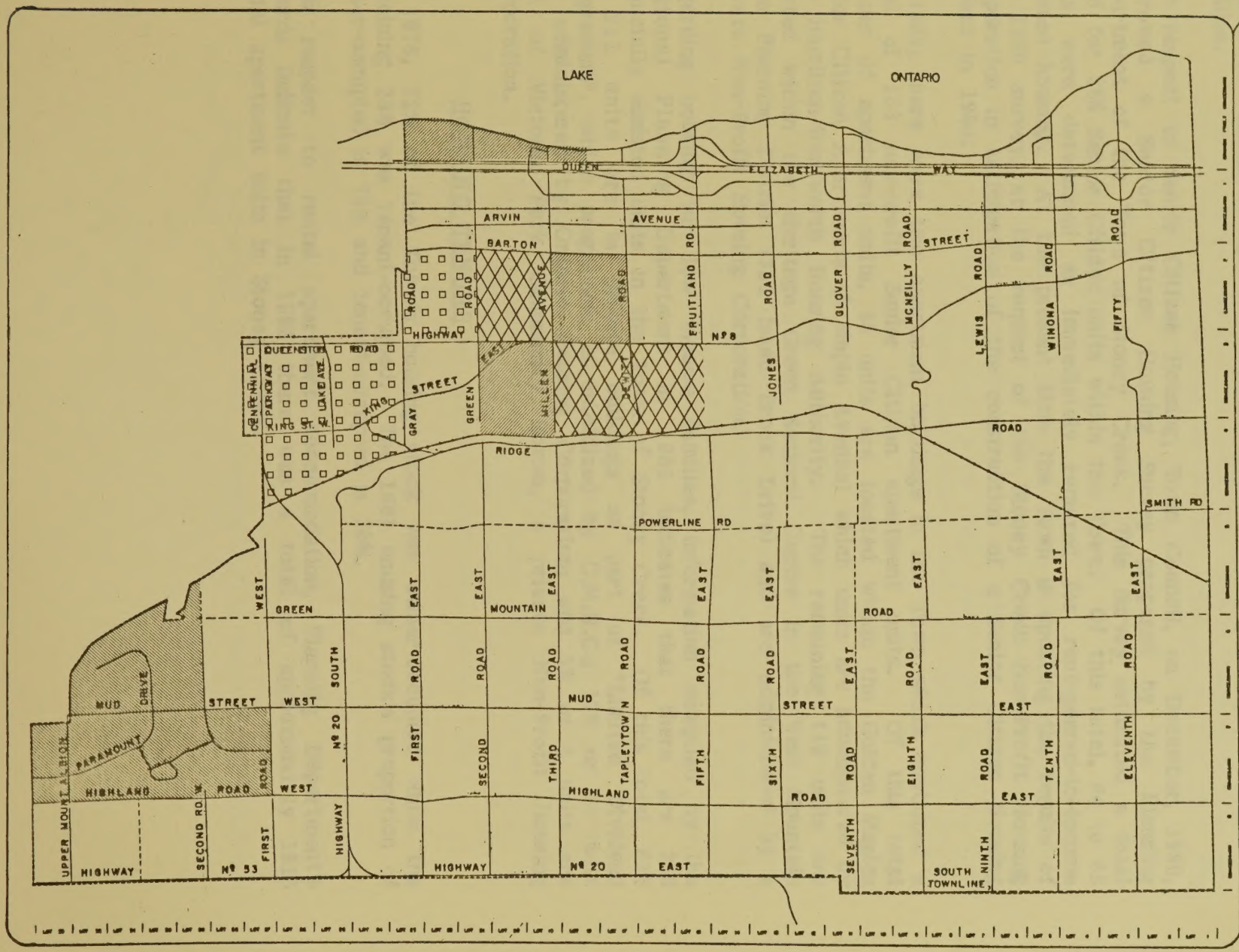
[1]Refers to Regional Housing Statement, Update - 1982.



MAP 3

CHANGE IN THE NUMBER OF UNITS 1976–1982

500 0 500 1500 m

N

LEGEND

- SIGNIFICANT GAIN (251 – 850)
- STRONG GAIN (101 – 250)
- LOW GAIN (51 – 100)
- NO CHANGE (50±)

SOURCE TOWN OF STONEY CREEK BUILDING DEPARTMENT

1.5 ASSISTED HOUSING

Canada Mortgage and Housing Corporation administers a number of programs in Hamilton-Wentworth Region designed to provide "assisted housing" for citizens of various backgrounds such as seniors, handicapped and low income families.

With respect to Senior Citizen Housing, Town Council, on December, 1980, approved a Senior Citizen Housing Survey prepared by the Planning Department of the Town of Stoney Creek. This Survey estimated a total need for 386 Senior Citizen units within the Town. Of this total, 64 to 68 units were determined as immediately required for rent-geared-to-income assisted housing. At the present time the Town is updating the results of the 1980 survey, at the request of the Stoney Creek Non-Profit Housing Corporation in anticipation of the construction of a Senior Citizen Housing project in 1984.

In 1982, there were two apartment buildings in the Town which contained a total of 153 non-profit Senior Citizen apartment units. Of this total number of apartment units, 43 units are located within the Golden Maples Senior Citizen Apartments (5 Maple Avenue) which units are administered by the Hamilton-Wentworth Housing Authority. The remaining 110 units are located within the Heritage Green Seniors' Centre in the West Mountain Area Planning District (351 Isaac Brock Drive) and are administered by a Private Non-Profit Housing Corporation.

Regarding housing for low income families, information compiled by the Regional Planning Department in 1982 indicates that there are 258 financially assisted units in the Town of Stoney Creek. Of this total, 82% or 211 units are in private buildings as part of "Limited Dividend Programme", which programme is subsidized by C.M.H.C.; 17% or 43 units are administered by Ontario Housing Corporation; and 1% or 4 units are part of Victoria Park Community Homes, a private Non-Profit Housing Corporation.

1.6 HOUSING TENURE

In 1976, 72% of the Town's housing stock was owner-occupied while the remaining 28% was tenant-occupied. The 1981 housing stock's proportion of owner-occupied is 70% and tenant-occupied is 30%.

With respect to rental apartment accommodation, Planning Department's records indicate that in 1982 there was a total of approximately 1815 rental apartment units in Stoney Creek.

As of October, 1982, the rental vacancy rates for the regional municipalities were generally low with an average rate of 0.6%. The average vacancy rate for rental apartments in Stoney Creek as per October 1982, was 0.1%, well below the 0.6% vacancy rate for the City of Hamilton within the same period. The Stoney Creek rental vacancy rate of 0.1% is well below the 3% level required to allow for mobility and choice in the market. Furthermore, the 0.1% rate in October, 1982, is a drop from the Town's 0.3% rate in October, 1981.[1]

1.7 HOUSING MARKETING

Information obtained from the Canada Mortgage and Housing Corporation indicates that the total number of units newly completed but unoccupied amounted to 99 units as of December, 1982. Of this total number of units completed but not occupied, 31 (31%) were single family and semi-detached dwellings, 4 (4%) were freehold townhouses, and 64 (65%) were rental apartment units.[2]

a) Home Ownership

With respect to housing cost for home ownership in 1982, the Hamilton Real Estate Board indicated that the average resale price for single family units in Stoney Creek was $60,905, ranging from a high of approximately $73,000 to a low of approximately $51,000. Regarding prices of new single family dwellings, Canada Mortgage and Housing Corporation reported prices ranging from a high of approximately $150,000 to a low of approximately $70,000.

b) Rental Costs

Regarding rental costs for apartment units in Stoney Creek, Canada Mortgage and Housing Corporation provides a semi-annual rental apartment survey including rental ranges of occupied and vacant units in buildings of more than six units. In this respect, the latest information available is from the October, 1982 Survey which shows average rents in Stoney Creek of $253 and $290 in one and two bedroom apartments respectively.

---

[1]Source: Canada Mortgage & Housing Corporation - "Rental Apartment Vacancy Survey".

[2]Apartment units completed but not occupied refers to units in Heritage Green Seniors' Centre.

Furthermore, the Ministry of Municipal Affairs and Housing - Appraisal Branch, provided Planning Staff with information related to existing rental ranges in Stoney Creek for apartment buildings. This information is based on a telephone survey conducted in January, 1983 to related agencies in the area. The survey indicates an average rental low end for one bedroom apartments of $270 and an average high end of $325. For two bedroom apartments the survey identifies a low end of $325 and a high end of $340.

II SUBDIVISION STATUS REPORT - RESERVE STOCK

II.....SUBDIVISION STATUS - RESERVE STOCK

2.1 POTENTIAL UNITS FROM VACANT BLOCK LANDS AND REGISTERED PLANS

Table #3 on Page 15 illustrates the potential number of units from vacant block lands and registered plans of subdivision. These figures represent the reserve housing stock for which building permits are readily available. The information is provided by Planning Areas and residential neighbourhoods. From Table #3 it can be concluded that as of December 31, 1982, the total number of potential units that could be built on vacant block lands and Registered Plans of Subdivision was 4563. Of this total, 3131 (69%) constitutes apartment units, 1025 (22%) block and street townhouses, and 407 (9%) single family and semi-detached dwellings.

The large proportion of apartment units not yet constructed indicates the lack of interest from the private sector for apartment construction, which will only compound the Town's existing shortage of this type of unit. The immediate reserve stock of 407 low density residential units represents approximately one year's supply based on building activity trends in the Town.[1]

2.2 Potential Units Within Draft Approved Plans of Subdivision

Table #4 on Page 16 illustrates the number of potential units in the Draft Approved stage. This table indicates a total of 1196 potential units in draft plans of subdivision of which 81% are single family and semi-detached dwellings, and the remaining 19% are street and block townhouses. Furthermore, the large majority of these units (96%) are located in the Western Development Area.

2.3 Potential Units from Preliminary Plans Under Consideration

Table #5 on Page 17 shows the number of potential units within preliminary plans of subdivision presently under consideration. From this table it can be concluded that a majority of these units (54%) are single family and semi-detached dwellings, 35% are apartments units, and 11% are intended for street and block townhouses.

---

[1]Building permits issued in the period 1977-1982 indicates an annual average of 314 permits for low density residential units (single family detached and semi-detached dwellings).

TABLE #3
POTENTIAL UNITS FROM BLOCK LANDS
AND REGISTERED PLANS OF SUBDIVISION

PLANNING AREA	Single Family Detached	Semi-Detached	Townhouses Street	Townhouses Block	Aparts.	Total Net	%
OLDE TOWN							
1. Battlefield							
2. Stoney Creek							
Sub-Total							
WESTERN DEVELOPMENT							
1. Eastdale	6			25		31	1
2. Corman				118*		118*	3
3. Poplar Park	15					15	
4. South Meadow	18	8				26	1
5. Guernsey	13	38	31			82	2
6. Highway—Valley	35	8				43	1
7. Westmeria							
8. DeWitt	28			32		60	1
Sub-Total	115	54	31	175		375	
URBAN LAKESHORE							
1. Lakeshore	56				2689	2745	60
2. Bayview					234	234	5
Sub-Total	56				2923	2979	
WINONA URBAN COMMUNITY							
1. Winona North							
2. Winona South							
Sub-Total							
WEST MOUNTAIN							
1. Albion	59			106		165	3
2. Valley Park	61	62	16	697	208	1044	23
3. Green Fields							
4. Highland							
5. Green Mountain N.							
6. Green Mountain S.							
Sub-Total	120	62	16	803	208	1209	
TOTAL	291	116	47	978	3131	4563	100

*Refers to potential No. Units on Separate Blocks not created by Registered Plan and which units are yet to be constructed.

TABLE #4

POTENTIAL UNITS WITHIN
DRAFT APPROVED PLANS OF SUBDIVISION

PLANNING AREA	Single Family Detached	Semi-Detached	Townhouses Street	Townhouses Block	Aparts.	Total Net	%
OLDE TOWN							
1. Battlefield							
2. Stoney Creek							
Sub-Total							
WESTERN DEVELOPMENT							
1. Eastdale	20	46		40		106	9
2. Corman	139					139	12
3. Poplar Park	76	30		24		130	11
4. South Meadow	35					35	3
5. Guernsey	1	76				77	6
6. Highway Valley	123					123	10
7. Westmeria	98	88	16	74		276	23
8. DeWitt	186			72		258	22
Sub-Total	678	240	16	210		1144	—
URBAN LAKESHORE							
1. Lakeshore							
2. Bayview							
Sub-Total							
WINONA URBAN COMMUNITY							
1. Winona North							
2. Winona South							
Sub-Total							
WEST MOUNTAIN							
1. Albion	52					52	4
2. Valley Park							
3. Green Fields							
4. Highland							
5. Green Mountain N.							
6. Green Mountain S.							
Sub-Total	52					52	—
TOTAL	730	240	16	210		1196	100

TABLE #5

POTENTIAL UNITS FROM
PRELIMINARY PLANS UNDER CONSIDERATION

PLANNING AREA	Single Family Detached	Semi-Detached	Townhouses Street	Townhouses Block	Aparts.	Total Net	%
OLDE TOWN							
1. Battlefield							
2. Stoney Creek							
Sub-Total							
WESTERN DEVELOPMENT							
1. Eastdale	9	6				15	1
2. Corman							
3. Poplar Park							
4. South Meadow							
5. Guernsey							
6. Highway Valley							
7. Westmeria							
8. DeWitt	115	58				173	17
Sub-Total	124	64				188	—
URBAN LAKESHORE							
1. Lakeshore							
2. Bayview	134		23		280	437	41
Sub-Total	134		23		280	437	—
WINONA URBAN COMMUNITY							
1. Winona North							
2. Winona South							
Sub-Total							
WEST MOUNTAIN							
1. Albion	186	56	71	27	87	427	41
2. Valley Park							
3. Green Fields							
4. Highland							
5. Green Mountain N.							
6. Green Mountain S.							
Sub-Total	186	56	71	27	87	427	—
TOTAL	444	120	94	27	367	1052	100

With respect to the location of potential units in plans under preliminary consideration, 41% of these units are in the Urban Lakeshore Planning Area,[1] another 41% are in Albion Neighbourhood in the West Mountain Planning Area[2] while the remaining 18% are within the Western Development Area.[3]

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[1]Refers to Bayview Estate & Grandview Estates

[2]Refers to Ika Gardens & Glendale Summit

[3]Refers to DeWitt Villa Gardens, Fruitland Meadows, Ashwood Court Extension and Eastdale Park Addition.

III 1982 DEVELOPMENT ACTIVITY

III - 1982 DEVELOPMENT ACTIVITY

3.1 PLANS OF SUBDIVISION REGISTERED IN 1982

Table #6 on Page 21 shows the number of lots created within plans of subdivision which were registered in 1982.

Three plans of subdivision including 107 lots were registered during the calendar year 1982.[1] All of the lots registered during the year were for single family dwellings.

With respect to location of lots created by Registered Plans in 1982, 86% or 92 lots were in the Lakeshore Neighbourhood and 14% or 15 lots were in DeWitt Neighbourhood.

3.2 PLANS OF SUBDIVISION RECEIVING DRAFT PLAN APPROVAL IN 1982

Table #7 on page 22 shows the potential number of plans of subdivision that received draft plan approval in 1982.

Three plans of subdivision received draft plan approval in 1982 including 162 single family potential units.[2] All potential units receiving draft plan approval in 1982 are located within the Western Development Area.

3.3 PRELIMINARY PLANS OF SUBDIVISION SUBMITTED IN 1982

Table #8 on page 23 shows the potential number of units in preliminary plans of subdivision submitted during the year 1982.

Two preliminary plans of subdivision were submitted in 1982 including a total of 356 potential units.[3] All of these potential units are in Albion Neighbourhood in the West Mountain Planning Area involving a mix of housing types.

---

[1]Refers to Wright Place Addition, Phase I & II and Mapledene Addition (Block A)..

[2]Refers to Monica Gardens Addition, Mapledene Estates Addition, (Block C) and Empress Hills.

[3]Refers to Glendale Summit & Ika Gardens.

TABLE #6

LOTS CREATED BY PLANS OF SUBDIVISION
REGISTERED IN 1982

PLANNING AREA	Single Family Detached	Semi-Detached	Townhouses Street	Townhouses Block	Aparts.	Total Net	%
OLDE TOWN							
1. Battlefield							
2. Stoney Creek							
Sub-Total							
WESTERN DEVELOPMENT							
1. Eastdale							
2. Corman							
3. Poplar Park							
4. South Meadow							
5. Guernsey							
6. Highway Valley							
7. Westmeria							
8. DeWitt	15					15	14
Sub-Total	15					15	
URBAN LAKESHORE							
1. Lakeshore	92					92	86
2. Bayview							
Sub-Total	92					92	—
WINONA URBAN COMMUNITY							
1. Winona North							
2. Winona South							
Sub-Total							
WEST MOUNTAIN							
1. Albion							
2. Valley Park							
3. Green Fields							
4. Highland							
5. Green Mountain N.							
6. Green Mountain S.							
Sub-Total							
TOTAL	107					107	100

TABLE #7

POTENTIAL UNITS RECEIVING
DRAFT PLAN APPROVAL IN 1982

PLANNING AREA	Single Family Detached	Semi-Detached	Townhouses Street	Townhouses Block	Aparts.	Total Net	%
OLDE TOWN							
1. Battlefield							
2. Stoney Creek							
Sub-Total							
WESTERN DEVELOPMENT							
1. Eastdale							
2. Corman	139					139	86
3. Poplar Park							
4. South Meadow	6					6	4
5. Guernsey							
6. Highway Valley							
7. Westmeria							
8. DeWitt	17					17	10
Sub-Total	162					162	—
URBAN LAKESHORE							
1. Lakeshore							
2. Bayview							
Sub-Total							
WINONA URBAN COMMUNITY							
1. Winona North							
2. Winona South							
Sub-Total							
WEST MOUNTAIN							
1. Albion							
2. Valley Park							
3. Green Fields							
4. Highland							
5. Green Mountain N.							
6. Green Mountain S.							
Sub-Total							
TOTAL	162					162	100

TABLE #8

POTENTIAL UNITS IN PRELIMINARY
PLANS OF SUBDIVISION SUBMITTED IN 1982

PLANNING AREA	Single Family Detached	Semi-Detached	Townhouses Street	Townhouses Block	Aparts.	Total Net	%
OLDE TOWN							
1. Battlefield							
2. Stoney Creek							
Sub-Total							
WESTERN DEVELOPMENT							
1. Eastdale							
2. Corman							
3. Poplar Park							
4. South Meadow							
5. Guernsey							
6. Highway Valley							
7. Westmeria							
8. DeWitt							
Sub-Total							
URBAN LAKESHORE							
1. Lakeshore							
2. Bayview							
Sub-Total							
WINONA URBAN COMMUNITY							
1. Winona North							
2. Winona South							
Sub-Total							
WEST MOUNTAIN							
1. Albion	186	56		27	87	356	100
2. Valley Park							
3. Green Fields							
4. Highland							
5. Green Mountain N.							
6. Green Mountain S.							
Sub-Total	186	56		27	87	356	—
TOTAL	186	56		27	87	356	100

3.4 BUILDING PERMITS

Table #9 on page 25 illustrates the residential building permits' distribution within the Town in 1982. Approximately 85% of the residential permits this year were concentrated in the Western Development Area and the Urban Lakeshore. All residential permits in the Town in 1982 were for single and semi-detached units.

The Table below shows the number and type of residential building permits issued by the Town during the six year period 1977-1982. The table also indicates the total cost of residential construction during these years.

RESIDENTIAL BUILDING PERMITS ISSUED

1977 - 1982

TYPE OF UNIT	1977	1978	1979	1980	1981	1982	TOTAL
Single & Semi	285	240	501	283	355	219	1,883
Townhouses	69	27	32	8	23	-	159
Apartments	-	-	-	-	122	-	122
Total Units	354	267	533	291	500	219	2,164
TOTAL COST OF CONSTRUCTION	11,329,060	9,217,450	19,726,600	12,486,500	20,537,000	12,137,900	85,434,510

From the above table it can be concluded that the average annual number of residential units by building permit for the six year period 1977-1982, was 360 units.

In 1982, a total of 178 permits were issued in the Town to create 219 new residential dwelling units. The total number of residential units by building permits issued dropped from 500 in 1981 to 219 units in 1982.

TABLE # 9

RESIDENTIAL BUILDING PERMITS ISSUED IN 1982*

PLANNING AREA	Single Family Units	Semi-detached and Linked Units	Apartments & Townhouses	Total Net	Total %
OLDE TOWN					
1. Battlefield					
2. Stoney Creek					
Sub-Total					
WESTERN DEVELOPMENT					
1. Eastdale	7	-	-	7	3
2. Corman	1	-	-	1	
3. Poplar Park	17	-	-	17	8
4. South Meadow	6	12	-	18	8
5. Guernsey	11	48	-	59	27
6. Highway Valley	7	12	-	19	9
7. Westmeria	2	2	-	4	2
8. DeWitt	16	4	-	20	9
Sub-Total	67	78	-	145	-
URBAN LAKESHORE					
1. Lakeshore	38	-	-	38	18
2. Bayview	2	-	-	2	1
Sub-Total	40	-	-	40	-
WINONA URBAN COMMUNITY					
1. Winona North	2	-	-	2	-
2. Winona South	-	-	-	-	-
Sub-Total	2	-	-	2	-
WEST MOUNTAIN					
1. Albion	17	-	-	17	8
2. Valley Park	4	4	-	8	4
3. Green Fields	1	-	-	1	-
4. Highland	1	-	-	1	-
5. Green Mountain N.	-	-	-	-	-
6. Green Mountain S.	-	-	-	-	-
Sub-Total	23	4	-	27	-
RURAL LAKESHORE					
INDUSTRIAL	1	-	-	1	-
FRUITLAND	1	-	-	1	-
EAST MOUNTAIN	3	-	-	3	2
TOTAL	137	82	-	219	100

*Building Permits in this table are expressed by number of residential units.

Respecting past trends in the Town in the cost of residential construction, the total estimated cost from 1977-1982 was as follows:

Single & Semi	-	$78,753,210
Townhouses	-	4,001,300
Apartments	-	2,680,000
Total	-	$85,434,510

The average annual value of residential construction from 1977-1982 is estimated to be approximately 14.2 million. The 1982 value of construction of $12,137,900 is slightly below than the average annual value for the 1977-1982 period.

3.5 BUILDING ACTIVITY - STARTS AND COMPLETIONS

Canada Mortgage and Housing Corporation reported a total of 195 residential unit starts in Stoney Creek during the year 1982. This total represents a drop of 309 units (62%) from the 497 units started in the Town in 1981. All units starts in 1982 were single family and single linked dwellings.[1]

Furthermore, Canada Mortgage and Housing Corporation reported a total of 323 units completed within the Town during the year 1982. Of this total, 182 units (56%) were single family and single linked dwellings[1]; 122 (38%) were rental apartment units; 12 (4%) were semi-detached dwellings and 9 (2%) were street townhouses.

The 323 units completed in the Town in 1982 represents a drop of 67 units (17%) from the 390 units completed in the Town in 1981.

[1]It is noted that CMHC statistics include link units within the single family category rather than with the semi-detached group.

3.6 INTEREST RATES

According to C.M.H.C.[1], mortgage interest rates have declined almost 4% since August, 1982. The continuing decline in interest rates as well as increased availability of financial assistance have stimulated home buying and have given a boost to the regional housing market.

The effect of lower interest rates is expressed in Stoney Creek through an increase in single family dwelling starts as the end of 1982 approached. Specifically, during the three-month period October-December, 1982, 76 single family units were started in the Town as compared to 42 single family units started in the October-December, 1981 period.

3.7 RESIDENTIAL LOTS CREATED BY CONSENT IN 1982

Information from the Regional Land Division Committee indicates that during the period 1979-1982 a total of 104 residential lots were created by Land Severance in the Town.[2] This total is broken down as follows:

1979	1980	1981	1982
23	18	28	35

3.8 RESIDENTIAL DEMOLITIONS

Between 1976 and 1982 a total of 164 residential demolition permits were issued by the Town's Building Department. The following is a breakdown of the number of demolition permits issued by Planning Area for the 1976-1982 period:

OLDE TOWN	15
WESTERN DEVELOPMENT AREA	52
URBAN LAKESHORE	12
RURAL LAKESHORE	7
WINONA URBAN COMMUNITY	9
INDUSTRIAL	28
FRUITLAND	13
WEST MOUNTAIN	15
EAST MOUNTAIN	13
TOWN OF STONEY CREEK	164

[1]Refers to Canada Mortgage and Housing Corporation, Housing Market Report, December, 1982.

[2]This total includes residential lots created through consent in the urban and rural areas of the Town and would also include the splitting of a semi-detached dwelling into 2 separate units.

From the information on the previous page, the average residential demolition rate is 27 units per year. The large majority of residential demolition permits in the Town occurred in the urban areas below the Escarpment.

3.9 URBAN RENEWAL

The Town of Stoney Creek is involved in the Ontario Home Renewal Program (O.H.R.P.) since 1977. Under this program, the Province of Ontario provides grants to participating municipalities to administer loans and/or grants to owner-occupants whose family income was less than $15,500 in 1982. Maximum funding available under this program in 1982 was $7,500 per dwelling.

The Town of Stoney Creek received an allocation of $40,000 for the 1982-1983 O.H.R.P. Program. Information from the Town Clerk's Office indicates that in 1982 only six houses in the Town were renovated under the O.H.R.P., involving a total amount granted by the Province of $25,600.91.

During 1981, four houses were renovated in the Town under the same program involving a total amount granted of $7519.73. The small number of houses renovated in the last two years under O.H.R.P. indicates that property owners are not aware of this program.

The Province of Ontario and the Federal Government have other programs to promote urban renewal, e.g., the Residential Assistance Rehabilitation Program (RRAP), the Canada Home Renovation Program (C.H.R.P.), the Rent HAB Program and the Ontario Neighbourhood Improvement Program (O.N.I.P.). The O.N.I.P. program provides loans and grants for land clearance, relocation, administration, basic infrastructure, sidewalks and recreational areas. The Town of Stoney Creek is not presently involved in these programs.

IV HOUSING MONITORING

IV HOUSING MONITORING

4.1 HOUSING TARGETS

The "Housing Needs Study" approved by Town Council in May, 1980, set out housing targets for the Town as follows:

. Short Term Housing Targets - 1980 - 1986

Total Supply Additions:		2550 units
Average Annual Additions:		425 units/year
Housing Mix:	Single and Semi	75%
	Townhousing	5%
	Apartments	20%

. Long Term Housing Targets - 1986 - 2001

Total Supply Additions:		6200 units
Average Annual Additions:		400 units/year
Housing Mix:	Single and Semi	75%
	Townhousing	5%
	Apartments	20%

Between 1981 and 1982 an additional 323 dwelling units were completed in the Town bringing the Town's total number of dwelling units in 1982 to 12,611.

The Woods, Gordon Housing Study recommended that 425 new units be added on an average annual basis to the Town's housing stock in the short term period (1980-1986). The construction of 323 new units is 24% below the above-noted housing target.

The Woods, Gordon Housing Study also recommended the following housing mix during the short term period for the annual addition of new housing stock: 75% or 319 single and semi-detached units; 5% or 21 townhouse units; and 20% or 85 apartment units.

4.2 MONITORING HOUSING DEVELOPMENT

During 1982, 323 units were completed in the Town of which 194 units (60%) were single family and semi-detached dwellings; 122 units (38%) were rental apartment units;[1] and 9 (2%) were street townhouses.

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[1]Refers to Heritage Green Senior Citizen Centre.

The addition of new dwellings to the Town's housing stock exceeded the Woods, Gordon's targets in terms of apartment units. It is to be noted that these units are intended only for Senior Citizen housing. Although the apartment units target has been exceeded on a per unit basis, a shortage of rental accommodation available to the general public exists.

The targets were not met for medium and low density units. However, lower interest rates resulted in a market increase of housing starts during the final half of 1982.

4.3 CONCLUSION

The Town of Stoney Creek offers a wide choice of living environments, a variety of employment opportunities, and easy access to major urban centres. This choice is one of the main factors contributing to Stoney Creek being the fastest growing area Municipality in Hamilton-Wentworth Region over the last decade.

The Town of Stoney Creek's total number of residential dwellings in 1982 was 12,611. This represents a net residential dwelling increase of 323 units within the period 1981-1982 at an average annual rate of growth of 2.6%.

Housing activity during 1982 was primarily low density residential and one major Senior Citizen apartment complex. It can be concluded that this activity was significantly stimulated by governmental incentive such as Federal grants, Provincial loans and Non-Profit funding. The lack of such programs to provide rental accommodation in the Town is noticed.

Notwithstanding the present overall economic condition, it is satisfactory to note that during 1982 the Town of Stoney Creek experienced a healthy housing industry.

TOWN OF STONEY CREEK

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